



**SALE PRICE REDUCED!**



## **27TH STREET OFFICE BLDG. FOR SALE & LEASE**

707 N 27th Street, Boise, Idaho 83702

**5,078 SF AVAILABLE**

### **PROPERTY HIGHLIGHTS**

Office Space	3,942 SF
Total Size	5,078 SF
Sale Price	\$1,390,000
Lease Rate	\$18.00/SF
Lease Type	NNN
Potential Uses	Architect, Engineer, Tech Company, Contractors, etc.
Parking	Ample
Lot Size	0.42 Acres
Zoning	R-2 Residential Compact
Walkthroughs	Contact Agents

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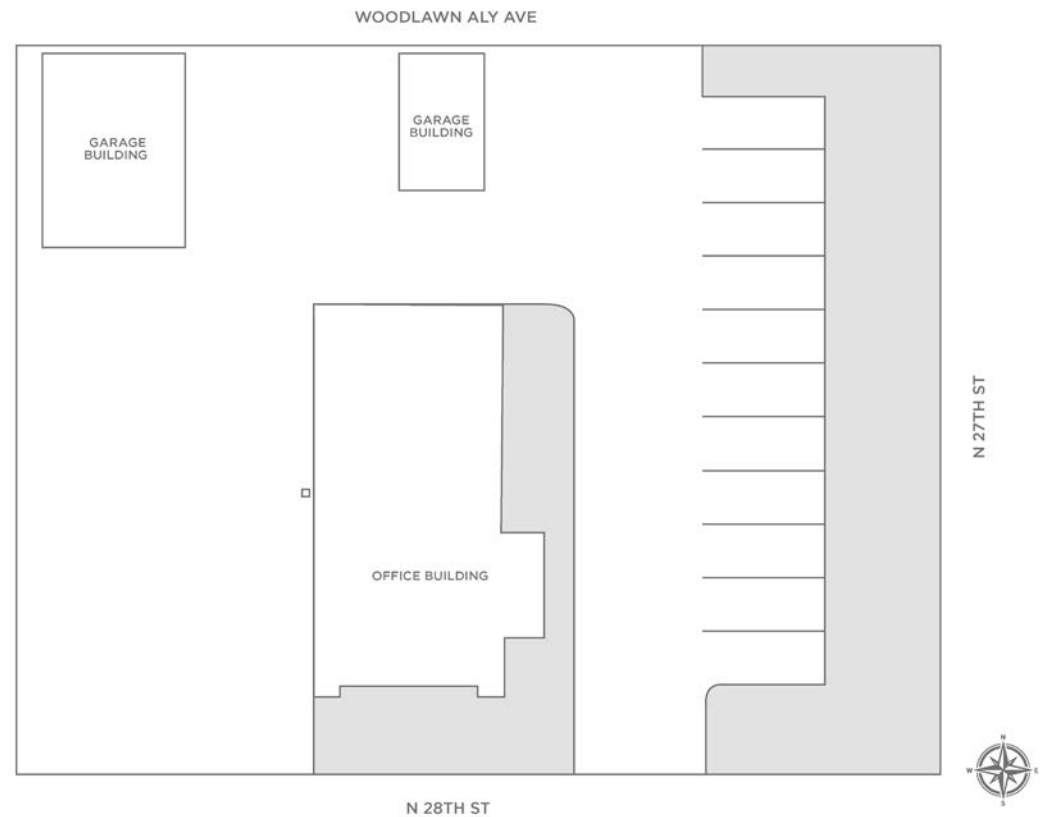


## LISTING FEATURES

Building Size:

- 782.06 SF Large Garage
- 354.04 SF Small Garage
- 1,136 SF Total Garage**
- 2,015.31 SF Upper Level Office
- 1,926.48 SF Lower Level Office
- 3,942 SF Total Office**
- 5,078 SF TOTAL**

- Plenty of on-site parking around the front & back of the building
- Right on the corner of 27th & 28th Street, directly South of State Street and North of Main Street towards downtown
- Floorplan build-outs customized for architecture user
- Location provides easy access to downtown Boise and the I-184 Connector - Interstate 84 on/off ramp 3 from Main Street
- Fiber internet available



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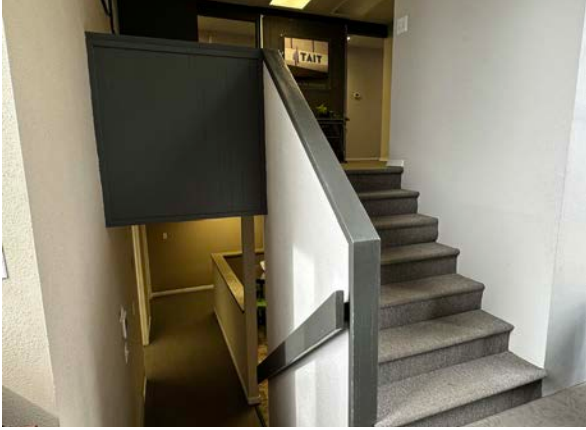
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# INTERIOR SPACE PHOTOS



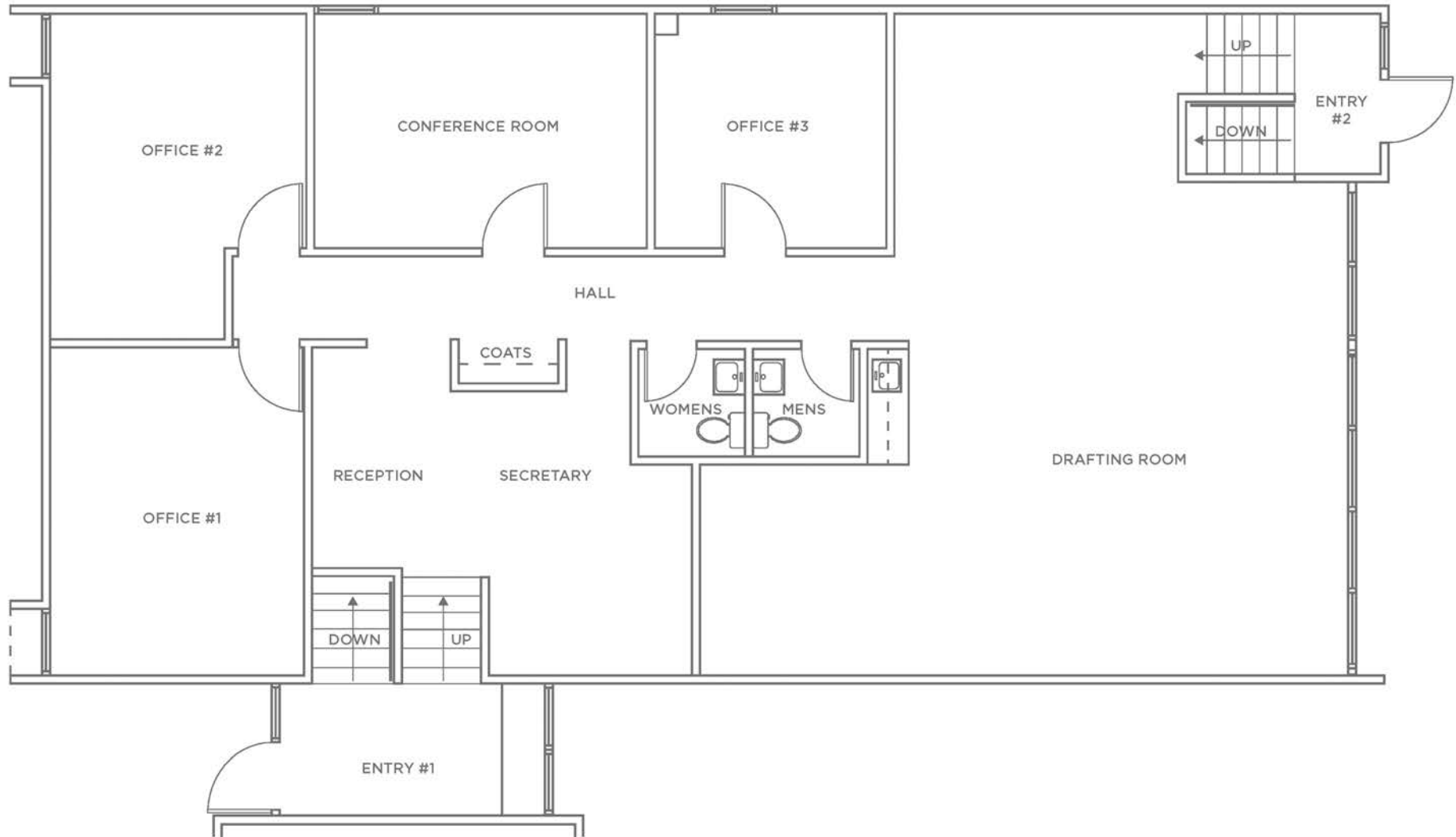


# EXTERIOR PHOTOS



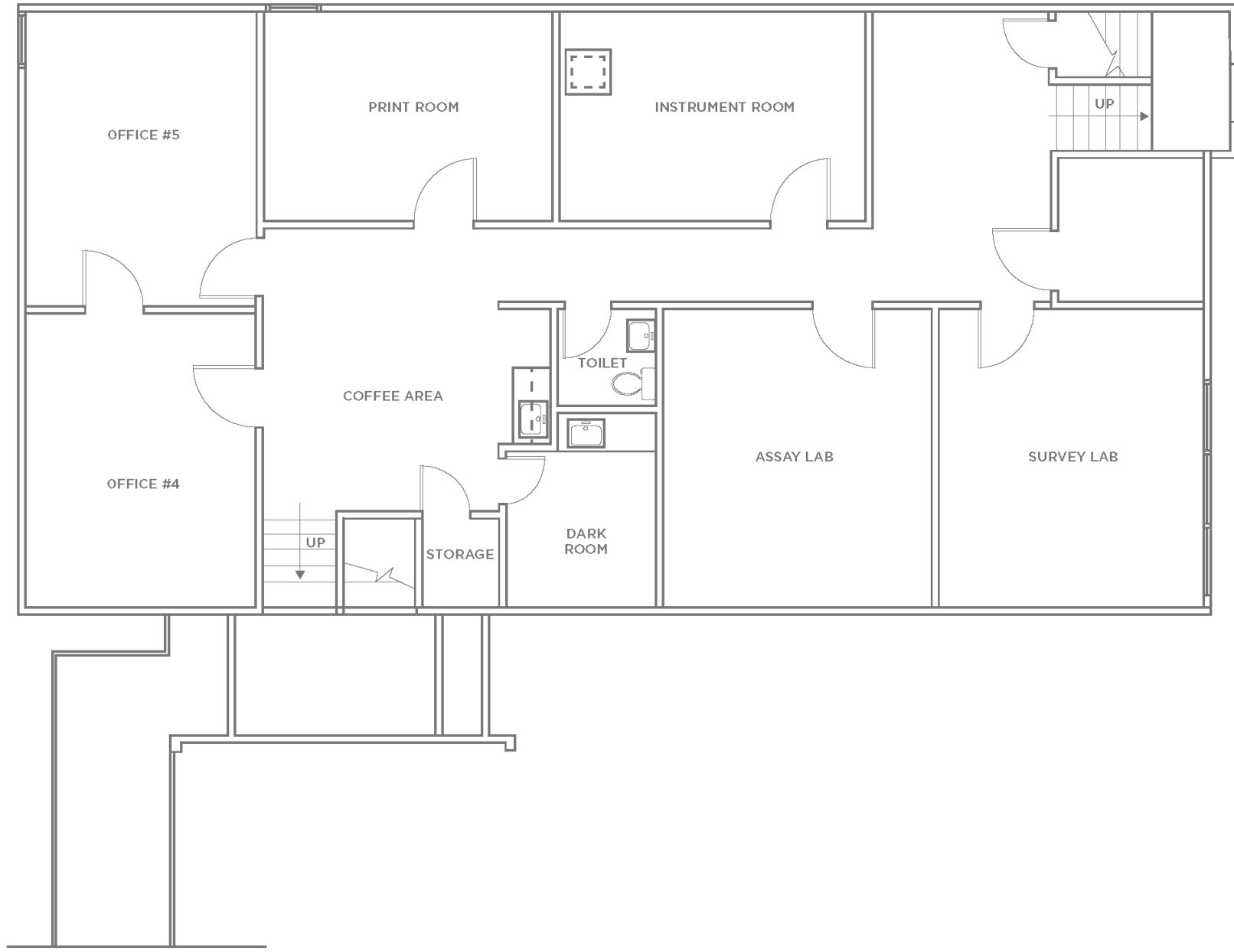
# UPPER FLOOR PLAN

2,015.31 SF UPPER LEVEL  
5,078 TOTAL SF AVAILABLE



# LOWER FLOOR PLAN

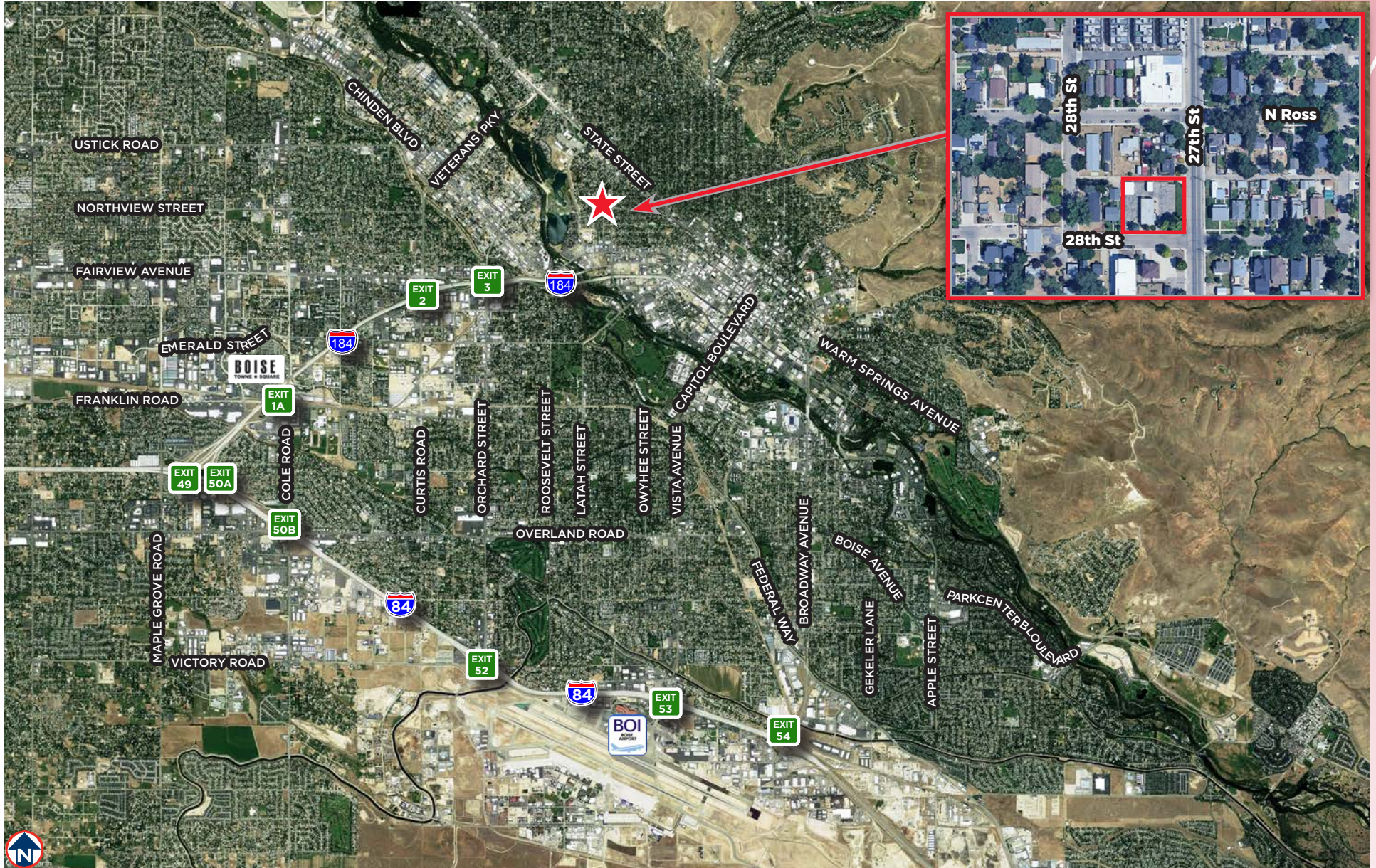
1,926.48 SF LOWER LEVEL  
5,078 TOTAL SF AVAILABLE





# 27TH STREET OFFICE BUILDING BETWEEN 27TH & 28TH STREET

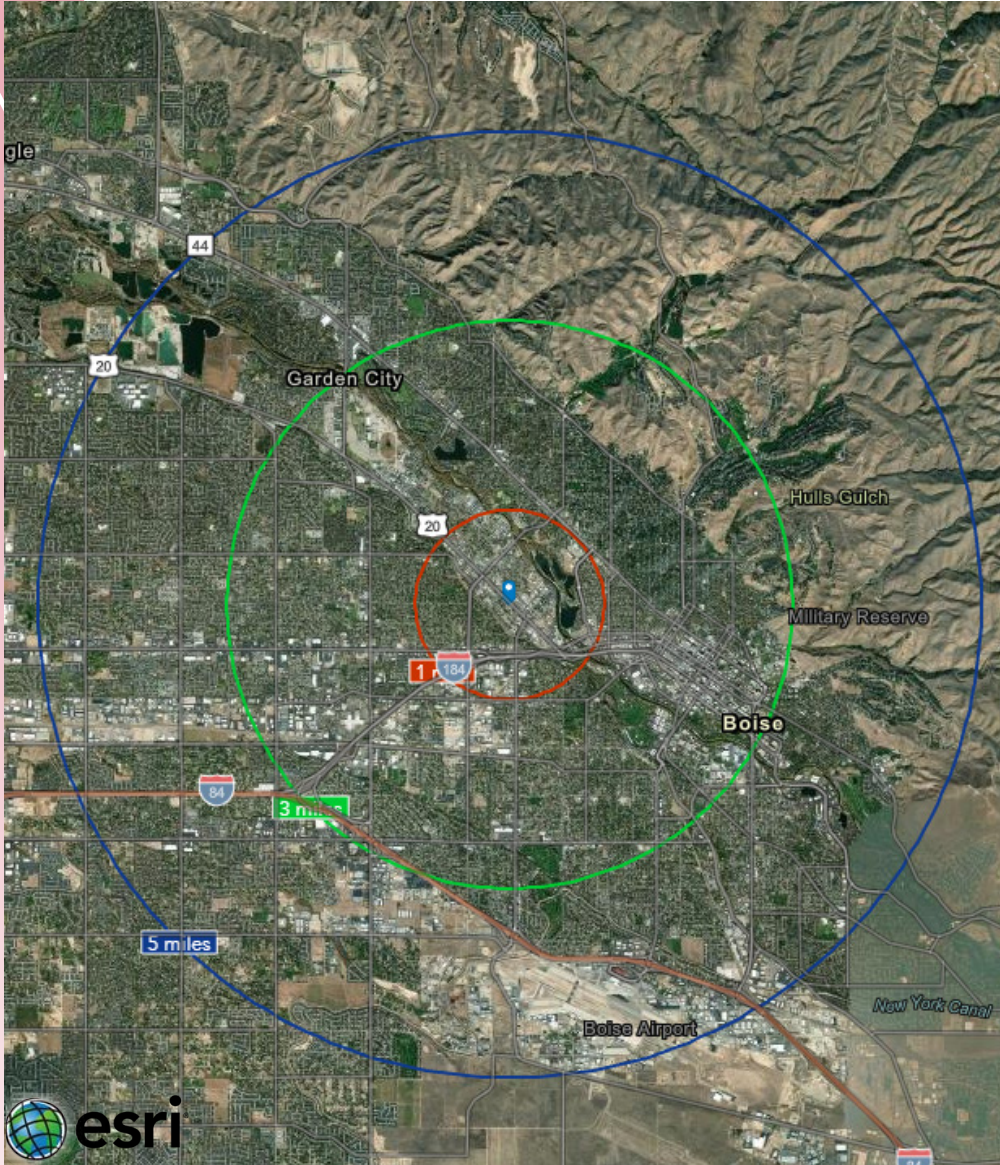
707 N 27TH ST., BOISE, ID





# 27TH STREET OFFICE BUILDING BETWEEN 27TH & 28TH STREET

707 N 27TH ST., BOISE, ID



## DEMOGRAPHICS

In the identified area, the current year population is 12,533. In 2020, the Census count in the area was 12,343. The rate of change since 2020 was 0.47% annually. The five-year projection for the population in the area is 13,393 representing a change of 1.34% annually from 2023 to 2028.



12,533  
1 MILE  
POPULATION



\$69,533  
1 MILE  
MEDIAN INCOME



37  
1 MILE  
MEDIAN AGE



101,757  
3 MILE  
POPULATION



\$61,787  
3 MILE  
MEDIAN INCOME



36  
3 MILE  
MEDIAN AGE



195,382  
5 MILE  
POPULATION



\$66,934  
5 MILE  
MEDIAN INCOME



38  
5 MILE  
MEDIAN AGE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028. Esri converted Census 2000 data into 2010 geography.



# WELCOME TO THE WEST'S MOST DYNAMIC METRO, BOISE, IDAHO

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

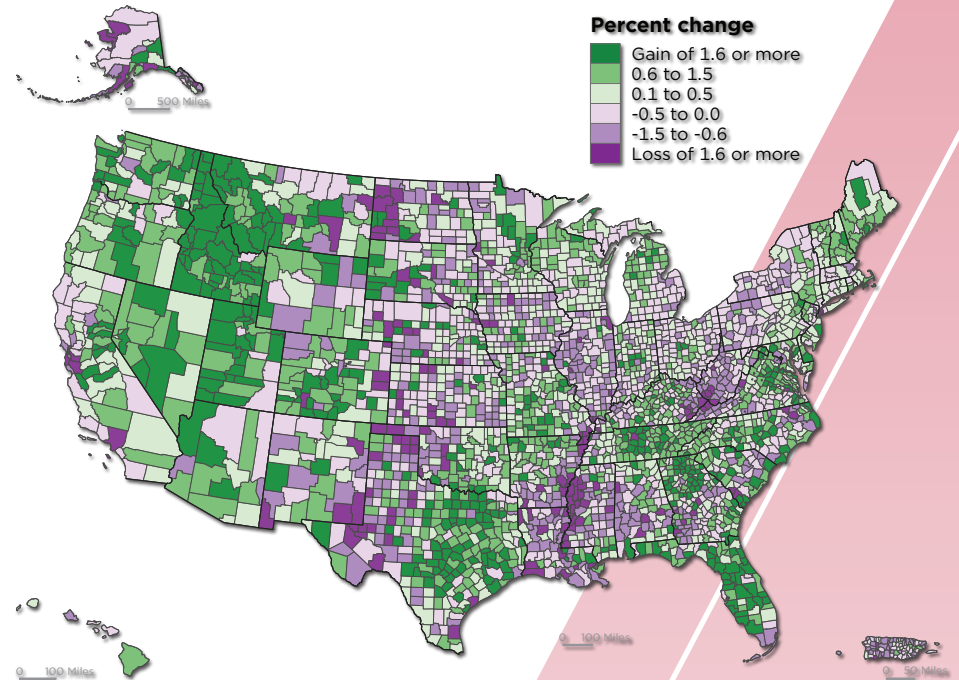
## WHY BOISE METRO

Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



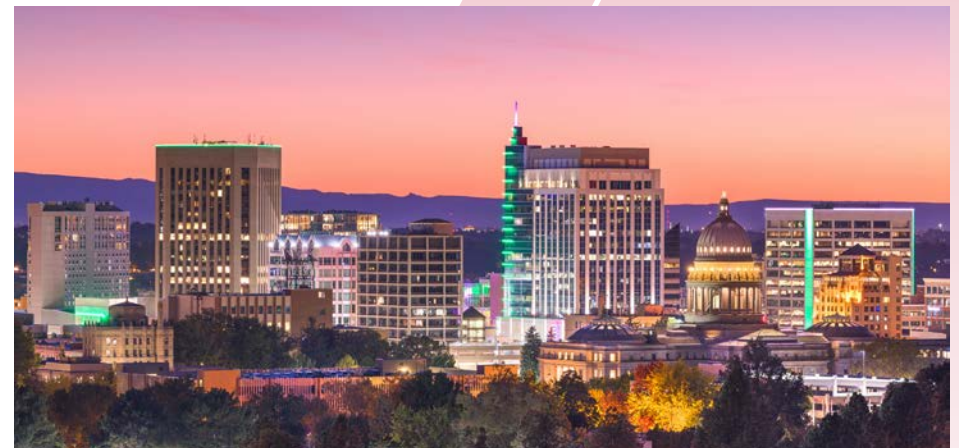
Click here to download the complete Boise Valley Regional Overview: <https://bvpep.org/regional-overview/>

## WHERE COUNTIES ARE GROWING PERCENT CHANGE IN POPULATION BY COUNTY: 2020 TO 2021



United States™  
**Census**  
Bureau

U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU  
[census.gov](https://census.gov) SOURCE: U.S. CENSUS BUREAU, VINTAGE 2021 POPULATION ESTIMATES



## National Accolades

It's no news to us - the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view.

View All Accolades Here: <https://bvpe.org/lifestyle/national-accolades>

**Best Places to Live  
in the U.S.**

U.S. News  
June 2022

**Next Great  
Food City**

Food & Wine  
April 2022

**#5 Top Emerging  
Industrial Markets**

CommercialEdge  
February 2022

**#1 Most Promising  
US City**

RocketHomes  
December 2021

**#2 Nampa, ID & #3  
Meridian Top  
Boomtowns**

Smart Asset  
November 2021

**Ada County #17 in  
Talent Attraction**

EMSI Burning Glass  
November 2021

**#8 Best Places for  
Outdoor Enthusiasts  
to Live and Work**

Smart Asset  
October 2021

**#10 Best City for  
Young Professionals**

SmartAsset  
June 2021

**Safest Cities in  
America**

SmartAsset  
April 2021

**#5 Best State**

US News &  
World Report  
March 2021

**Best-Performing  
Cities**

Milken Institute  
February 2021

**#4 Best Place to  
Find a Job**

WalletHub  
February 2021

**Top 5 Metros for First  
Time Homebuyers**

Move.org  
January 2021

**Cities With the Best  
Work-Life Balance**

SmartAsset  
January 2021

**#4 Best City for  
Early Retirees**

SmartAsset  
December 2020

**#4 Best City for First  
Time Homebuyers**

SmartAsset  
October 2020

**#1 City Whose Jobs  
Are Recovering**

WalletHub  
October 2020

**Most Moved  
To Cities**

Business Insider  
September 2020

**Best Cities  
for Women  
Entrepreneurs**

Fundera  
September 2020

**Cities Whose July  
Unemployment Rates  
Are Bouncing Back**

WalletHub  
September 2020





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